



## 22 Morrill Street, Hull, East Yorkshire, HU9 2LJ

- To be sold by Online Auction
- Tuesday 2nd March, 2021
- Three reception rooms
- Three kitchens
- Guide Price of £80,000 to £85,000
- Offers by 12 noon
- Five bedrooms
- Four shower rooms
- Courtyard to the rear
- **VIEW NOW**

**Auction Guide £80,000**



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# 22 Morrill Street, Hull, East Yorkshire, HU9 2LJ

Five bedroom end terrace located off Holderness Road, East Hull. With heating via storage heaters and large accommodation comprising of an entrance porch, hall, lounge, dining room, inner hallway, kitchen, utility room, day room and two shower rooms to the ground floor. To the first floor are three bedrooms, two kitchens and a shower room. Two further bedrooms and a shower room are on the second floor. Small garden to the front and a courtyard to the rear. GUIDE PRICE OF £80,000 TO £85,000. VIEW NOW.

## Location

Morrill Street is a one-way street located off Holderness Road, East Hull. Holderness Road offers a vast array of shopping facilities; public transportation and leisure facilities are available at East Park and the Woodford Leisure Centre.

## Ground Floor

### Entrance

Enter via a uPVC double glazed door into a porch.

### Entrance Porch

Further door leading into the hallway.

### Entrance Hall

Door leading into the lounge. Stairs leading to the first floor accommodation.

### Lounge

15'4 x 12'7 (4.67m x 3.84m)

Part double glazed bay window to the front aspect. Feature fire surround with marble back plate and hearth and housing a storage heater. Sliding door into the dining room. Coving to the ceiling. Laminate flooring.

### Dining Room

12'1 x 10'5 (3.68m x 3.18m)

Single glazed window to the rear aspect. Feature fireplace with marble hearth and storage heater. Door leading into the inner hall.

### Inner Hall

Under stairs cupboard. Doors leading into the kitchen, shower room and utility room.

### Kitchen

8'6 x 8'6 (2.59m x 2.59m)

Single glazed window to the side aspect. Door to the side leading outside. Stainless steel sink unit. Provision for an electric cooker. Plumbing for an automatic washing machine.

### Shower Room

5'7 x 3'0 (1.70m x 0.91m)

Shower enclosure with an electric shower. Low level flush WC.

### Utility Room

10'2 max x 10'1 (3.10m max x 3.07m)

Single radiator. Stainless steel sink. Double glazed window to the side aspect. Door to the side leading outside. Doors leading into a further shower room/area and the day room.

### Shower Room/Area

7'0 max x 2'8 (2.13m max x 0.81m)

High rise WC. Shower enclosure.

### Day Room

10'1 x 10'0 (3.07m x 3.05m)

There are uPVC double glazed French doors to the rear aspect.

### First Floor Landing

Doors leading into all rooms. Staircase leading to the second floor accommodation.

### Bedroom One

13'0 x 12'2 (3.96m x 3.71m)

Single glazed window to the front aspect. Electric storage heater. Storage cupboard.

### Kitchen

9'8 x 5'2 (2.95m x 1.57m)

Single glazed window to the front aspect. Fitted wall, base and drawer units with contrasting work surfaces. Stainless steel sink unit. Provision for an electric cooker. Plumbing for an automatic washing machine. Laminate flooring. Tiled splash back areas.

### Bedroom Two

11'9 x 11'9 (3.58m x 3.58m)

Single glazed window to the rear aspect. Cloak cupboard. Covered storage heater.



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**LEONARDS**

**Shower Room**

6'0 x 4'4 (1.83m x 1.32m)

Single glazed window to the side aspect. Wash hand basin. Shower enclosure with electric shower. Low level flush WC. Tiled splash backs.

**Second Kitchen**

7'1 x 6'0 (2.16m x 1.83m)

Single glazed window to the side aspect. Stainless steel sink unit. Wall mounted units with work surfaces. Door into bedroom three.

**Bedroom Three**

10'5 x 10'0 (3.18m x 3.05m)

Single glazed window to the rear aspect. Storage heater.

**Second Floor Landing**

Doors into two further bedrooms and a shower room.

**Bedroom Four**

12'7 x 9'9 (3.84m x 2.97m)

Velux window to the front aspect. Storage heater.

**Bedroom Five**

9'8 x 6'5 (2.95m x 1.96m)

Velux window to the front aspect. Storage heater.

**Shower Room**

10'7 x 5'7 (3.23m x 1.70m)

Velux window to the rear aspect. Low level flush WC, pedestal wash hand basin and shower enclosure with an electric shower.

**External**

Front garden. Rear courtyard with a gate into a shared area.

**Services**

The mains services of water, gas, electric and drainage are assumed to be connected. The property has storage heaters providing heating. We have not tested any apparatus, equipment fixtures or services and it is in the buyers interest to check the working condition of any appliances.

**Outgoings**

From internet enquiries with the valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference Number: 0022013100223A. Prospective purchasers should check this information before making any commitment to purchase the property.

**Energy Performance Certificate**

The current energy rating on the property is G(11)

**Possession/Tenure**

It is anticipated vacant possession will be granted upon completion. The completion date has been fixed for 28 days after the date of the auction. The tenure of the property is FREEHOLD.

**Mode of Sale**

The property is offered for sale By Online Auction. The property will be sold subject to the Law Society Contract and Conditions of Sale which will be available for inspection 7 days prior to the date of auction at both the solicitors and auctioneers offices. Intending purchasers are advised to make any enquiries relating to these contracts and conditions of sale prior to the date of auction. In addition to the purchase price purchasers may be required to reimburse the vendors search fees, possibly the solicitors fees and an administration fee. These will be outlined online prior to the property been offered for sale, but should you wish to establish if these are relevant/payable in relation to this particular lot, please contact the auctioneers beforehand.

**Solicitors**

Pepperells, 100 Alfred Gelder Street, Hull HU1 2AE ( 01482 326511)

**Buying via Online Auction/Fees**

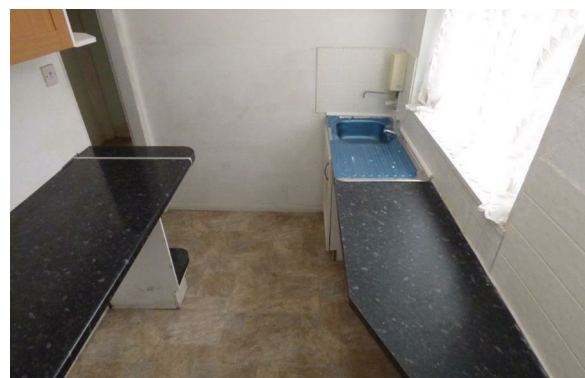
All prospective purchasers MUST UPLOAD TWO FORMS OF PROOF OF IDENTITY (IE PASSPORT/DRIVING LICENCE AND UTILITY BILL WITHIN THE LAST THREE MONTHS) at the time of bidding. (Two buyers etc - two forms of ID each.) They will also need to provide Solicitor details and full details of a credit card/debit card. The successful purchaser will then have immediately 5% of the purchase price up to a maximum of £5000 taken direct as a bidder security fee with the balance of the deposit (10%) being required within 2 business days. Other fees applicable to this property are search fees of £160 and an admin fee of £350 plus VAT.

**Viewings**

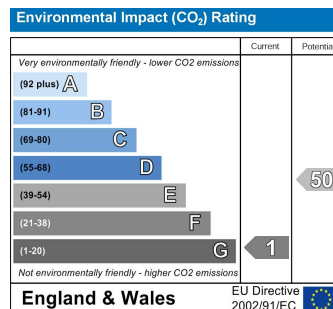
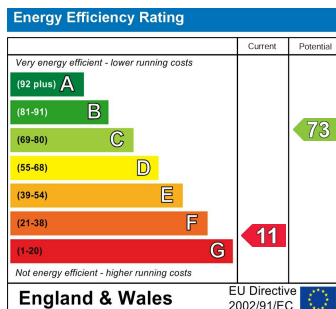
Strictly by appointment with the Sole Agents Leonards on (01482) 375212.

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